Administrative Alternates



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: Requested in accordance with UDO Section 10.2.17	OFFICE USE ONLY
Section(s) of UDO affected:	Transaction Number
3.4.9.C Build-To, Primary Street	
Provide an explanation of the alternate requested, along with an applicant's statement of the findings This request is for an alternate for the build-to requirements for the Primary Street, See statement of findings memo.	
Provide all associated case plan numbers including zoning and site plan: SR-96-17, TA# 535899 (old), TA# 572819 (current) and AAD-01-18	

Property Address 9 and 21 Glenwood Ave		Date 01/15/2019	
Property PIN 1703-49-4521 & 1703-49-4634	Current Zoning DX-7-SH		
Nearest Intersection Glenwood Avenue and Willard Street		Property size (in acres) 0.898 AC	
Property Owner	Phone (919) 787-5100	Mail 3141 John Humphries Wynd #200, Raleigh, NC 27612	
GLENWOOD WILLARD HOTEL LLC c/o R. Doyle Parrish, Manager	Email dparrish@shgltd.com		
Project Contact Person	Phone 919-612-6997	Mail 510 S. Wilmington St, Raleigh NC 27601	
Ken Thompson	Email kent@jdavisarchitects.com		
Property Owner Signature	Email		
Notary	Notary Signature and Seal		
Sworn and subscribed before me this 1740 day of	Barken E. Wiggins		
January, 2019	E. WOO		
	COTARY OF		
	August 25,2020		



DATE:	January 17, 2019
TO:	Carter Pettibone, Members of Appearance Commission
FROM:	Ken Thompson
PROJECT:	SR-96-17 / The Willard
RE:	Administrative Alternate Findings

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 1.5.6 Build-To and 3.4.9.C Build-To, Primary Street.

Project Summary / Background:

The site is currently known as Cooper Square and is two parcels totaling almost 1 acre of land. The current proposal is for a 7 story mixed use structure containing 147 hotel rooms, lobby, meeting rooms and 3,860 SF of retail space. All parking will be in the parking deck that will be screened from the street by the building. The required outdoor amenity area is being provided at grade along the entire Glenwood frontage.

As noted in our application, we are requesting a reduction in the build-to requirement for the Primary Street of The Willard from the required 80% (199.6 LF) to 77% (189.2 LF). An outdoor amenity area alternate is provided along the entire Glenwood frontage (except at garage entry) with a minimum width of 10' varying up to 20' at the corner of Glenwood and Willard.

1. The approved alternate meets the intent of the build-to regulations.

The mixed use building planned along Glenwood Avenue strengthen the street edge with a consistent building setback to accommodate the required outdoor amenity area. The outdoor amenity area will be supplemented with architectural elements, such as planters, furniture, etc. to define the space and continue the street edge. The street trees also provide a formal rhythm that enhances the streetscape.

The required right of way dedication required plus the existing slope of Willard Street forced the location of the outdoor amenity area to the Glenwood Avenue frontage. Had the amenity are been able to be accommodated elsewhere on the site the building would easily meet the Build-to requirement since the building would be sited at the right of way line and not 10' back from it to accommodate the minimum 10' width of the outdoor amenity area. The vision is to activate the space along Glenwood Avenue with outdoor seating for both residents and guests.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

It is our belief that the additional sidewalk width and urban plaza space at the corner of Glenwood and Willard will provide a gathering place for the hotel guests and retail users. The alternate maintains conformance with the following elements of the Comprehensive Plan:

LU 2.1	Placemaking	T 5.4	Pedestrian and Bicycle Network
LU 2.2	Compact Development		Connectivity
LU 4.7	Capitalizing on Transit Access	T 5.9	Pedestrian Networks
LU 5.1	Reinforcing the Urban Pattern	T 6.1	Surface Parking Alternatives
LU 7.6	Pedestrian Friendly Development	ED 1.2	Mixed-Use Redevelopment
T 2.1	Integration of Travel Modes	UD 2.1	Building Orientation
T4.1	Promoting Transit	UD 2.2	Multi-modal Design
T 5.3	Bicycle and Pedestrian Mobility	UD 2.3	Activating the Street
T 5.5	Sidewalk Requirements	UD 4.3	Improving Streetscape Design
		UD 4.4	Management of Sidewalk Space

















3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context.

This request is located in the Heart of Glenwood South which has undergone a transformation over the last decade where smaller 2 story buildings are being replaced with large multi-story buildings as promoted by the Comprehensive Plan, Zoning and the UDO. The redevelopment of the site will be in compliance with those documents and the recent development along the Corridor. Currently there is a parking lot that fronts Glenwood Avenue between the 2 existing buildings to be removed which will be replaced by a tree lined street wall, wider walks and additional active use areas provided within the Outdoor Amenity area.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.

The reduction of build-to requirement for the Primary Street along Glenwood Avenue does not negatively impact the pedestrian environment. The proposed streetscape provides the required sidewalks, street trees plus the addition of Outdoor Amenity Space along the entire frontage and while the site constraints impede conformance with the build-to, the overall sense of scale, access, comfort and safety has not been compromised (see attached elevations).

5. Site area that would have been otherwise occupied by buildings is converted to an outdoor amenity area.

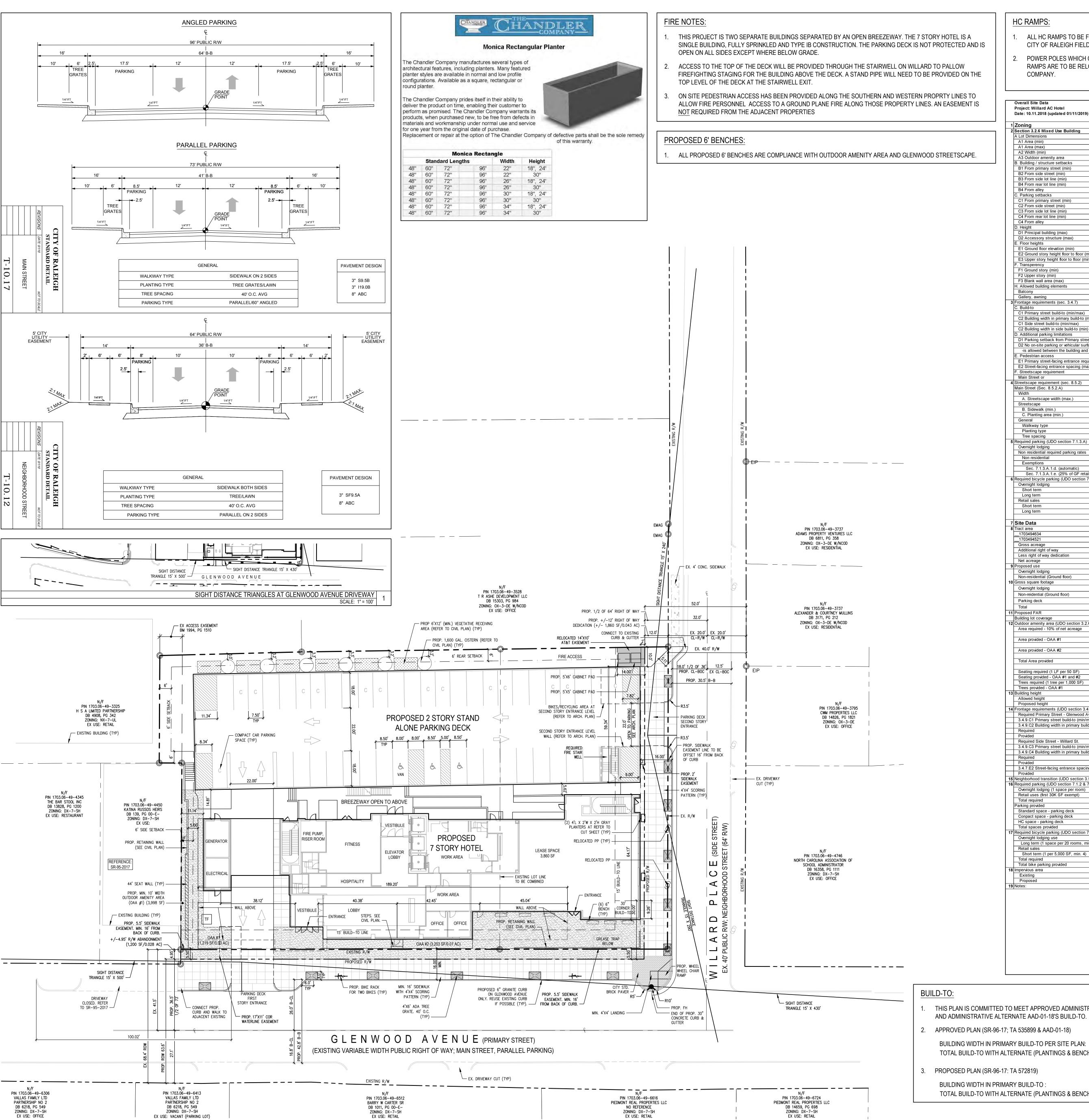
Some areas that would have been otherwise occupied by buildings have been converted to an outdoor amenity area, as depicted on the attached graphic. The areas highlighted meet the definition of outdoor amenity area per UDO 1.5.3.B.











- FIREFIGHTING STAGING FOR THE BUILDING ABOVE THE DECK. A STAND PIPE WILL NEED TO BE PROVIDED ON THE
- ON SITE PEDESTRIAN ACCESS HAS BEEN PROVIDED ALONG THE SOUTHERN AND WESTERN PROPRTY LINES TO ALLOW FIRE PERSONNEL ACCESS TO A GROUND PLANE FIRE ALONG THOSE PROPERTY LINES. AN EASEMENT IS

HC RAMPS:

- 1. ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION
- POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

Overall Site Data Project: Willard AC Hotel Date: 10.11.2018 (updated 01/11/2019) DX-7 SH 1 Zoning 2 Section 3.2.6 Mixed Use Building .1 Area (mi A1 Area (max 2 Width (min) 3 Outdoor amenity area B. Building / structure setbacks See SH Frontage below, item #3 B1 From primary street (min) B2 From side street (min) See SH Frontage below, item #3 B3 From side lot line (min) B4 From rear lot line (min) B4 From alley C. Parking setbacks See SH Frontage below, item #3 C1 From primary street (min) C2 From side street (min) C3 From side lot line (min) C4 From rear lot line (min) C4 From alley D1 Principal building (max) D2 Accessory structure (max) E1 Ground floor elevation (min) E2 Ground story height floor to floor (min)

E3 Upper story height floor to floor (min) F1 Ground story (min) F2 Upper story (min) F3 Blank wall area (max) H. Allowed building elements Gallery, awning 3 Frontage requirements (sec. 3.4.7) SH (Shopfront) 0 to 15 FT C1 Primary street build-to (min/max) 22 Building width in primary build-to (min) 0 to 15 FT 1 Side street build-to (min/max) C2 Building width in side build-to (min) D. Additional parking limitations D1 Parking setback from Primary street D2 No on-site parking or vehicular surface area

is allowed between the building and the stree E. Pedestrian access E1 Primary street-facing entrance required E2 Street-facing entrance spacing (max) F. Streetscape requirement Main Street or see Sec. 8.5.2.A 4 Streetscape requirement (sec. 8.5. Glenwood Avenue & Willard Street Main Street (Sec. 8.5.2.A) A. Streetscape width (max.) B. Sidewalk (min.) C. Planting area (min.)

Walkway type Planting type Tree grate 40' O.C. average Required parking (UDO section 7.1.3.A) 0.5 per room Overnight lodging Non residential required parking rates Non residential First 10K SF exempt Sec. 7.1.3.A.1.e. (25% of GF retail uses) First 30K SF exempt Required bicycle parking (UDO s Short term

1 per 20 rooms (4 min.)

1 per 5,000 SF (4 min.)

3,860 SF

88,449 SF (74.

3,865 SF (3.29

27,282 SF (22.4%

119,596 SF (100%

235.9%

3,913 SF

0.028 AC

0.074 AC

3,203 SF

0.102 AC

80.0%

75.8%

199.6 FT

25,385 / 0.90 =

Long term Retail sales Short tern Long term 7 Site Data 8 Tract area _1703494634 ____ 1703494521 Gross acreage Additional right of wa Less right of way dedication Net acreage

9 Proposed use Overnight lodging
Non-residential (Ground floo Gross square footage Overnight lodging Non-reidential (Ground flo Parking deck

1 Proposed FAR Building lot coverage 2 Outdoor amenity area (UDO section 3.2.6.A3) Area required - 10% of net acreage Area provided - OAA #1 Area provided - OAA #2 Total Area provided

Seating required (1 LF per 50 SF) Seating provided - OAA #1 and #2 Trees required (1 tree per 1,000 SF) Trees provided - OAA #1 13 Building height Allowed height Proposed height 4 Frontage requirements (UDO section 3.4.9) Required Primary Street - Glenwood Ave. 3.4.9.C1 Primary street build-to (min/max) 3.4.9.C2 Building width in primary build-to (min

249.5 x 80.0% = 189.2 / 249.5 = Required Side Street - Willard St. 3.4.9.C3 Primary street build-to (min/max) 3.4.9.C4 Building width in primary build-to (mi 3.4.7.E2 Street-facing entrance spacing Required parking (UDO section 7.1.2 & 7.1.3.A) Overnight lodging (1 space per room) Retail uses (first 30K SF exempt) 3,860 - 30,000 = Parking provided Standard space - parking deck Conpact space - parking deck HC space - parking deck

Total spaces provided Required bicycle parking (UDO section 7.1.2) Overnight lodging use Long term (1 space per 20 rooms, min. 4) 147 / 20 = Short term (1 per 5,000 SF, min. 4) Total bike parking provided 8 Impervious area 33,053 SF 0.76 AC

- THIS PLAN IS COMMITTED TO MEET APPROVED ADMINISTRATIVE SITE PLAN (SR-96-17; TA 535899)
- APPROVED PLAN (SR-96-17; TA 535899 & AAD-01-18)

BUILDING WIDTH IN PRIMARY BUILD-TO PER SITE PLAN: 89.2 LF (75.8%) TOTAL BUILD-TO WITH ALTERNATE (PLANTINGS & BENCHES): 200.00 LF (80.2%)

PROPOSED PLAN (SR-96-17: TA 572819)

BUILDING WIDTH IN PRIMARY BUILD-TO:

89.2 LF (75.8%) TOTAL BUILD-TO WITH ALTERNATE (PLANTINGS & BENCHES): 200.00 LF (80.2%)

EXISTING SITE DATA:

SITE ADDRESS: 9 & 21 GLENWOOD AVENUE, RALEIGH, NORTH CAROLINA 27603 PIN NUMBER: 1703-49-4521 & 1703-49-4634 DEED BOOK: DB 016199, PG 00508 BM 1994, PG 1510

RECORDED MAP: ZONING(S): DX-7-SH ACREAGE: 0.9 AC EXISTING USE: COMMERCIAL ALLUVIAL SOIL:

FEMA MAP PANEL #:

GENERAL NOTES: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT

AMOUNT OF INCONVENIENCE TO TRAFFIC.

- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT
- ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR
- SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE

overcash demmitt

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charlotte north carolina 28203

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JOHN A. EDWARDS & COMPANY

Consulting Engineers

and Land Surveyors

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500

1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121

SUMMIT HOSPITALITY

GROUP, LTD.

RALEIGH - GLENWOOD

RALIEGH, NC

REVIEW

10.11.2018

REVISIONS

1st Review Comments

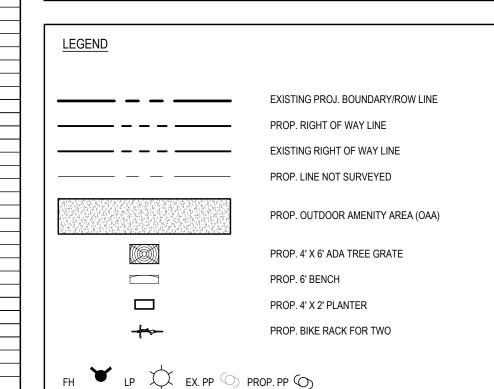
ODA Project No. 163073

- START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING

FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS

- INSPECTORS AT (919) 996-2409. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919)
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND
- PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS
- NEEDED DURING CONSTRUCTION. . ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JONH A. EDWARDS & COMPANY IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, AND
- SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN AUGUST, 2017. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND
- 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- . UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- 19. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 20. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- GROUND-MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENT OF SEC. 7.2.5.D.4. AND IS <u>NOT</u> ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL
- ENCROACH ON THIS MINIMUM CORNER CLEARANCE. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS AND SHALL BE COMPLY
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE
- SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL. . GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

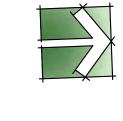


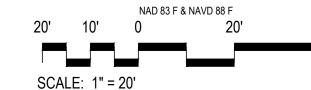


Reference: SR-96-17; TA #535899

SR-96-17; TA #572819

SITE PLAN

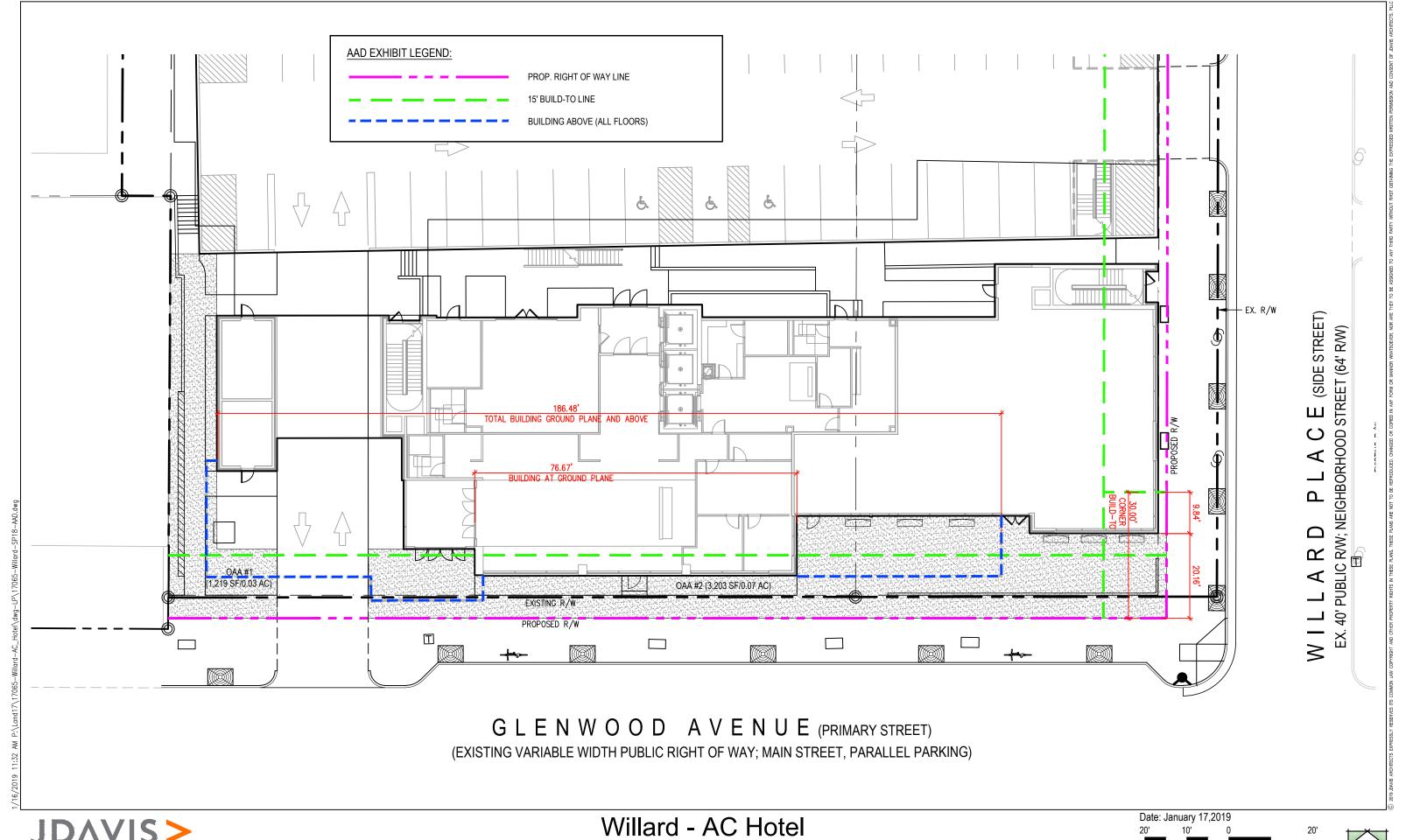


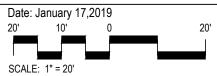


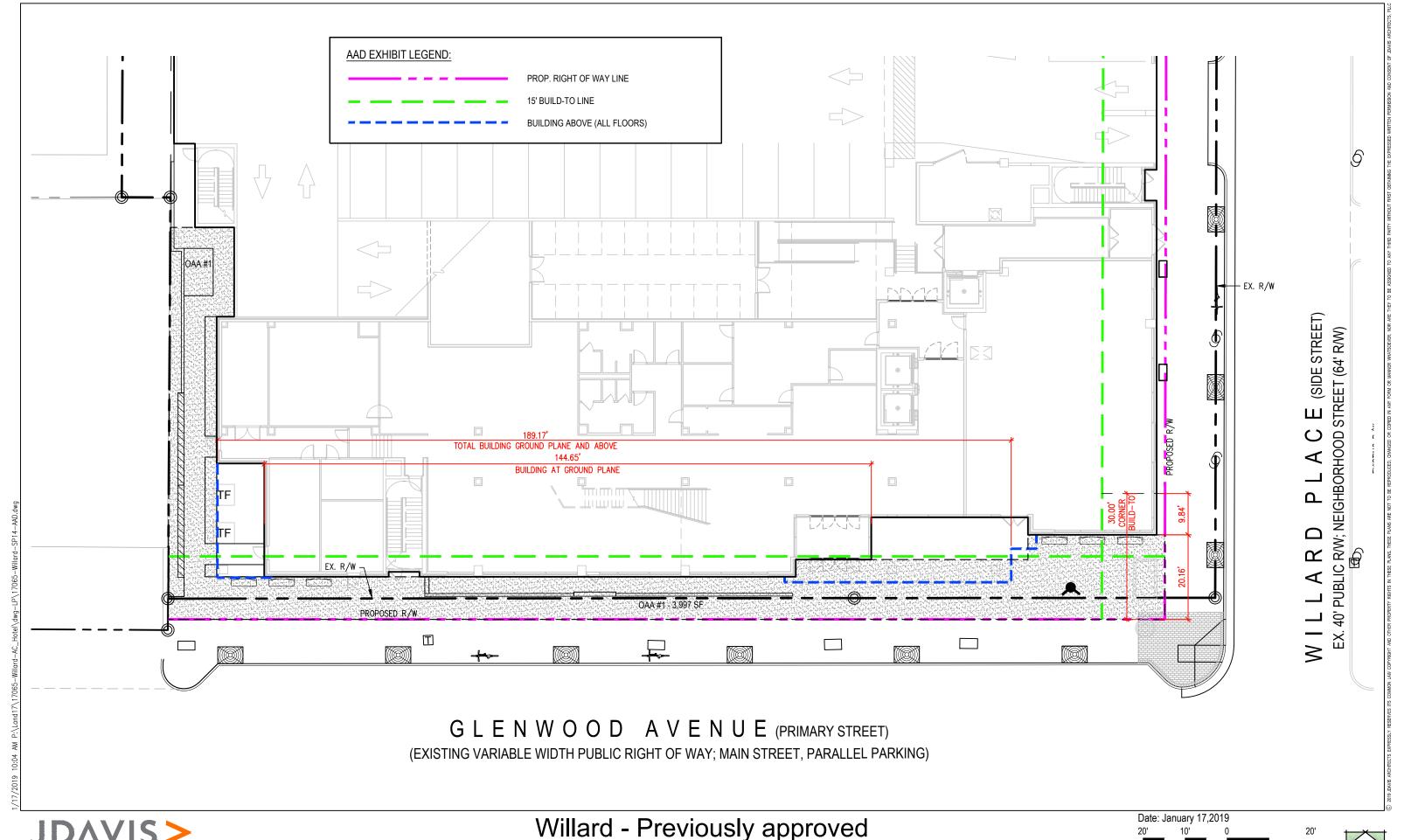
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SITE PLAN

scale: 1" = 20'

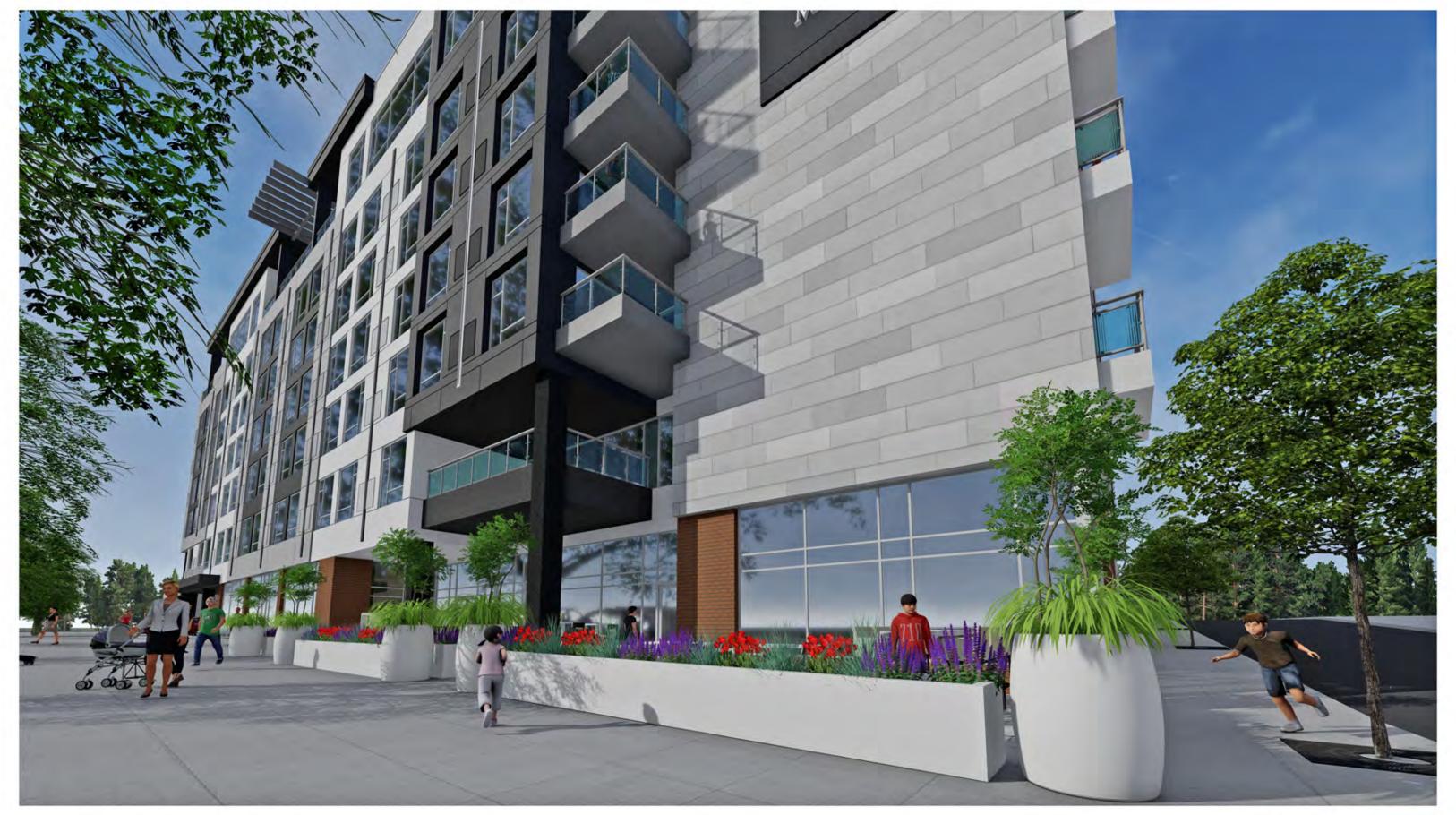














EXTERIOR RENDERING





